



VILLAGE OF ORLAND PARK

14700 Ravinia Avenue
Orland Park, IL 60462
www.orland-park.il.us

Ordinance No: 4315

File Number: 2007-0501

ORDINANCE AMENDING A SPECIAL USE FOR A PLACE OF WORSHIP (ST. MICHAEL'S
PARISH, 143RD STREET AND HIGHLAND AVENUE)

VILLAGE OF ORLAND PARK

STATE OF ILLINOIS, COUNTIES OF COOK AND WILL

Published in pamphlet form this 20th day of November, 2007 by authority of the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois.

VILLAGE OF ORLAND PARK

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ORDINANCE AMENDING A SPECIAL USE FOR A PLACE OF WORSHIP (ST. MICHAEL'S PARISH, 143RD STREET AND HIGHLAND AVENUE)

WHEREAS, a petition for amending a special use permit for certain real estate and granting a modification, as set forth below, has been filed with the Village Clerk of this Village and said petition has been referred to the Plan Commission of this Village and has been processed in accordance with the Land Development Code of the Village of Orland Park as amended (the "Code"); and

WHEREAS, said Plan Commission of this Village held a public hearing on October 9, 2007, on whether the requested special use amendment and modification should be granted, at which times all persons present were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law, was given of the public hearing by publication not more than 30 days nor less than 15 days prior to said meeting in the Orland Park Star and the Daily Southtown, newspapers of general circulation in this Village, there being no newspaper published in this Village; and

WHEREAS, the Plan Commission of this Village has filed its report of findings and recommendations that the requested special use amendment and modification be granted with this President and Board of Trustees, and this Board of Trustees has duly considered said report and findings and recommendations;

NOW THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Orland Park, Cook and Will Counties, Illinois, as follows:

SECTION 1

The report and findings and recommendations of the Plan Commission of this Village regarding the proposed special use amendment and requested modification are herein incorporated by reference as the findings of this President and Board of Trustees, as completely as if fully recited herein at length. All exhibits submitted at the aforesaid public hearings are also hereby incorporated by reference as fully as if attached hereto. This President and Board of Trustees further find that the proposed amended special use and modification are in the public good and in the best interests of the Village and its residents and are consistent with and foster the purposes and spirit of the Code as set forth in Section 1-102 thereof. Said special use is also in accordance with the provisions of the Comprehensive Land Use Plan of the Village.

SECTION 2

In addition to the findings set forth in Section 1 hereof, this Board of Trustees further finds, in relation to the

VILLAGE OF ORLAND PARK

Ordinance No: 4315

proposed amendment to a special use permit to provide for construction of a multi-purpose building for an existing place of worship, as well as the modifications described below, as follows:

A. The Subject Property contains approximately 7.55 acres and is located within the Village of Orland Park in Cook County, Illinois, generally between Highland Avenue and West Avenue between 143rd and 144th Streets. The Subject Property is improved with multiple buildings including a church, school, rectory and other buildings and an accessory parking lot. The Subject Property was granted a Special Use Permit to operate a religious institutional use in 1985, which was amended in 1991 to allow for additional parking.

B. The current proposal is to add a 14,560 square foot, two-story multi-purpose building to make space for the parish community for school and community programs and needed office space. The existing 2 story rectory facing Highland Avenue will be removed and replaced with the new building. A modification of the overall lot coverage requirement to allow 78% lot coverage, rather than the 35% otherwise permitted by the Village's Land Use Code in the R-3 District is also requested.

C. The Petitioner has submitted two possible building elevations for the west façade of the site. One adds visual interest and is the preferred elevation, but the other is also acceptable in the event finances do not permit construction of the first.

D. At the public hearing, residents expressed concern primarily about traffic and stormwater. Parish representatives explained that traffic on Highland would not increase. The drop-off area shown on the plan is not for students of the school but for a hearse during a funeral. Regarding stormwater, an increase is not expected. There will be no increase (rather, a small decrease) in impervious surface and stormwater from the roof of the new building will be collected and go directly to the stormsewer not to the ground as overland flow.

E. The proposed use of the Subject Property is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan, any adopted overlay plan and the Code. The Comprehensive Plan designates this property as Low Intensity Population. A church campus addition with increased landscaping in the parking lot is appropriate in such an area.

F. The Subject Property is zoned R-3 Residential District. Permitting the church addition of 14,560 square feet as proposed for the Subject Property requires a modification of the parking standards for places of worship, contained in Table 6-306 (B) of the Land Development Code of the Village to allow additional parking, as well as a modification of the maximum lot coverage limitation for the R-3 District.

G. Allowing the modifications indicated above will increase the ability of the overall special use for the church to meet the general standards for all special uses. The parking modification will reduce any possible

VILLAGE OF ORLAND PARK

Ordinance No: 4315

adverse effects on adjacent properties by providing more on-site parking and reducing traffic and the likelihood that the church's congregation might park in the residential areas nearby and walk to the church. Allowing the lot coverage modification will bring the site into conformance with current standards of the Village. Previous ordinances relating to the site do not mention lot coverage. Although the current plan results in 78% lot coverage, this is a reduction from 79% lot coverage presently existing. The reduction is accomplished by increasing the number of landscape islands in the parking lot.

H. The proposed amended special use and modifications for development of the Subject Property will be consistent with the character of the immediate vicinity of the Subject Property. The surrounding property is zoned R-3 Residential to the south and east and contains single family homes. To the north is R-3 Residential with a single family home and BIZ Business zoning with offices. To the east is OOH Old Orland Historic District with single family homes. The addition of a multi-purpose building to a long established church campus can be consistent with this generally residential character of the immediate vicinity.

I. The proposed use of the Subject Property minimizes adverse effects, including visual impacts, on adjacent properties. Landscaping will be increased in and around the parking lot. This will also help reduce the visual expanse of asphalt on the property. Also a plan showing increased visual interest on the west elevation of the buildings (the gym area) is proposed, if finances allow. The proposed special use will not adversely affect the value of adjacent property.

J. The petitioner has demonstrated that public facilities and services, including but not limited to roadways, police and fire protection, hospital and medical services, drainage systems, refuse disposal, water and sewers, will be capable of serving the amended special use at an adequate level of service. Adequate measures have been or will be taken to provide ingress and egress so designed to minimize traffic congestion in the public streets. The entrances and exits continue to comply with all applicable requirements, and internal traffic is adequately provided for. MWRD final approval has not been received yet. If MWRD requires detention that results in a new plan, Petitioner will have to return for new approvals.

K. Petitioner has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development.

L. The proposed special use amendment does not adversely affect a known archaeological, historical or cultural resource.

M. The proposed special use amendment shall comply with all additional standards imposed on it by all other applicable requirements of the ordinances of the Village.

VILLAGE OF ORLAND PARK

Ordinance No: 4315

SECTION 3

An amendment to a special use to permit the construction of a 14,560 square foot multi-purpose building for St. Michael's Parish is hereby granted for the Subject Property, which is legally described as follows:

LOT 1 IN SAINT MICHAEL'S SUBDIVISION OF THE E. 171.92 FT. AND THE N. 172 FT. OF PART OF THE E. 1/2 OF THE N.W. 1/4 OF SEC. 9-36-12 DESCRIBED AS FOLLOWS:
COMMENCING AT THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 9, THENCE ALONG THE N. LINE OF SECTION 9, 25 RODS, THENCE S. PARALLEL WITH THE E. LINE OF THE N.W.1/4, 25 RODS, 9 FT., AND 9 INCH., THENCE E. PARALLEL WITH THE N. LINE OF THE N.W. 1/4, 25 RODS TO THE E. LINE OF THE N.W. 1/4 THENCE N., ALONG THE E. LINE OF THE N.W. 1/4, THENCE N. ALONG THE E. LINE OF THE N.E. 1/4, 25 RODS, 9 FT., 9 INCHES TO PLACE OF BEGINNING AND A RESUBDIVISION OF LOTS 1 TO 8 INCL. IN BLOCK 1 IN PEOPLE'S OF ORLAND PARK ADDITION, AND A PORTION OF THE 14 FT. PUBLIC ALLEY HERETOFORE VACATED LYING N. OF THE N. LINE OF LOT 8 IN BLOCK 1 AND S. OF THE N. LINE OF LOT 1 IN BLOCK 1 IN PEOPLE'S OF ORLAND PARK ADDITION, SAID 14 FT. ALLEY W. OF AND ADJACENT TO LOTS 1 TO 7 INCL. IN BLOCK 1 ALL OF THE ABOVE IN PART OF THE E. 1/2 OF THE N.W.1/4 OF SEC. 9-36-12 LYING N. AND W. OF THE WABASH RR RIGHT OF WAY (EXCEPT THE N.E. 4 ACRES) IN COOK COUNTY IL.

LOTS 1 TO 26 IN BLOCK 2 AND THAT PART OF IRVING AVENUE LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN BLOCK 1, ALL IN THE PEOPLE'S ORLAND PARK ADDITION, BEING A SUBDIVISION OF THAT PART NORTH AND WEST OF THE WABASH RAILROAD OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 36 N, R 12 E.

LOTS 27 TO 30 IN BLOCK 2 AND THAT PART OF IRVING AVENUE LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN BLOCK 1, ALL IN THE PEOPLE'S ORLAND PARK ADDITION, BEING A SUBDIVISION OF THAT PART NORTH AND WEST OF THE WABASH RAILROAD OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 36 N, R 12 E.

LOTS 31 TO 34 IN BLOCK 2 AND THAT PART OF IRVING AVENUE LYING NORTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 10 IN BLOCK 1, ALL IN THE PEOPLE'S ORLAND PARK ADDITION, BEING A SUBDIVISION OF THAT PART NORTH AND WEST OF THE WABASH RAILROAD OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 9, TOWNSHIP 36 N, R 12 E.

VILLAGE OF ORLAND PARK

Ordinance No: 4315

This amendment to a special use permit includes a modification to the lot coverage maximum to permit 78% lot coverage and a modification to the parking standards to allow a 30% increase in the number of parking spaces (91 additional spaces) on the Subject Property, and is subject to the following condition:

Construction shall be pursuant to the preliminary site plan titled "St. Michael Parish Center," prepared by Newman Architecture, project number 07001, dated 10/17/07, Sheet A0-1, and one of the two building elevations titled "St. Michael Parish Center," prepared by Newman Architecture, project number 07001, dated 10/17/07, sheet A5-1(A) and Sheet A5-1(B) subject to the following further conditions:

1. That if MWRD requires detention resulting in an altered site plan, the Petitioner return through the review and approval process.
2. That the Petitioner submit a detailed landscape plan for separate review and approval that addresses tree mitigation, foundation landscaping, parking lot landscaping and dumpster screening;
3. That all final engineering related items are met.

SECTION 4

The Permittee hereunder shall at all times comply with the terms and conditions of this amendment, the original special use permit, and amendments thereto, and in the event of non-compliance, said amendment or permit shall be subject to revocation by appropriate legal proceedings.

SECTION 5

The zoning map of the Village of Orland Park, Cook and Will Counties, Illinois, be amended so as to be in conformance with the special use amendment as aforesaid.

SECTION 6

That this Ordinance shall be in full force and effect from and after its adoption and approval as required by law.

PASSED this 19th day of November, 2007

/s/ David P. Maher

David P. Maher, Village Clerk

VILLAGE OF ORLAND PARK

Ordinance No: 4315

Aye: 5 Trustee Fenton, Trustee O'Halloran, Trustee Schussler, Trustee Gira, and Village President
McLaughlin

Nay: 0

Absent: 2 Trustee Murphy, and Trustee Dodge

DEPOSITED in my office this 19th day of November, 2007

/s/ David P. Maher

David P. Maher, Village Clerk

APPROVED this 19th day of November, 2007

/s/ Daniel J. McLaughlin

Daniel J. McLaughlin, Village President

PUBLISHED this 20th day of November, 2007

/s/ David P. Maher

David P. Maher, Village Clerk